

RETAIL WORKKENNEDY

Santiago, Chile

CODE: TIR1044

Type: Retail

Location: Las Condes

Price: UF 24.000

Cap Rate: 6,1 %

Año Recepción: 2013

Superficie Local 4 (m²): 157,5

Superficie Local 5 (m²): 86,5



DESCRIPTION

TierralInfinita is proud to be the exclusive agent of this unique opportunity to acquire two commercial premises on the corner of Avenida Kennedy, Luis Carrera corner. The premises are currently under long-term lease contracts with the renowned curtain, roller and blinds marketer Indenor, and the neighborhood hairdresser Manomania, which has been serving neighborhood residents for more than 15 years.

The property, whose surface is 244 m², corresponds to two premises of the commercial plate that is located at street level of the Workkenedy building, which houses a wide range of offices in its 15 floors. Both locations are current and operating.

Local 4, of 157.5 m², is leased to Indenor, a renowned manufacturer and importer of curtains, blinds and rollers, with more than 50 years of experience in Chile. He has signed a 3-year contract, valid until April 2024, with automatic and successive renewals for periods of 3 years. He is currently paying a rent of UF 85 per month.

Local 5, of 86.5 m², is leased to the famous Manomania neighborhood hairdresser, which has been offering its services in the neighborhood for more than 15 years. He has signed a 2-year contract, valid until October 2022, with automatic and successive renewals for periods of 2 years. He currently pays a monthly rent of UF 45 (UF 50 as of October 2021).

Atractivos de la Inversión

Contrato de Arriendo de Largo Plazo

- 3 años base para el local arrendado por Indenor (abril 2021 – abril 2024) y 2 años base para el local arrendado por Manomanía (octubre 2020 – septiembre 2022)
- Renovaciones automáticas y sucesivas por 3 y 2 años, respectivamente

Excelentes Arrendatarios

- Indenor es una reconocida compañía del rubro cortinas, rollers y persianas, con más de 50 años de presencia en el mercado chileno
- Manomanía es una peluquería / salón de belleza que lleva operando más de 15 años en el sector

Espectacular Edificio

- Edificio de oficinas clase A+ con finas terminaciones, amplias áreas comunes, salas de reuniones y locales comerciales
- Locales cuenta con todas las conexiones de electricidad, alcantarillado y agua para comercialización de productos y servicios
- Exposición de locales a nivel calle (por Luis Carrera)
- Suelo, superficies y mobiliarios diseñadas para fácil limpieza y mantenimiento

Responsabilidad Limitada Propietario

- Dueño sólo se hace cargo de las contribuciones
- Arrendatario paga gastos comunes
- Arrendatario paga mantención
- Arrendatario paga cualquier póliza que haya contra siniestros (riesgo incendio y terremoto)

